NPS Form 10-900
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received JUN 13 1983
date entered JUL 28 1983

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Armour Boulevard Multiple Resource Area

and/or common

2. Location

3 dist. + 6

street & number Boundaries as shown on site plan map (see item #10) ___ not for publication

city, town Kansas City ___ vicinity of

state Missouri 64109 code 29 county Jackson code 095

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	X religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
X multiple resources	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X N/A	X no	___ military	X other: apartments

4. Owner of Property

name Multiple Ownership (see Continuation sheets)

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Recorder of Deeds

street & number Jackson County Courthouse, Kansas City Annex
415 East 12th Street

city, town Kansas City state Missouri 64106

6. Representation in Existing Surveys

title Kansas City: A Place in Time (Guide Book) has this property been determined eligible? ___ yes X no

date 1977 ___ federal ___ state ___ county X local

depository for survey records Landmarks Commission of Kansas City, Missouri

city, town City Hall, 414 E. 12th Street
Kansas City state Missouri 64106

2. Kansas City (Guide Book)
1979
Kansas City Chapter, American Institute of Architects local
20 West Ninth Street
Kansas City, Missouri

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	x original site
x good	___ ruins	x altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

General Physical Description

Armour Boulevard, a major Kansas City thoroughfare, is located in the Westport and East districts of Kansas City, Missouri. This east-west boulevard is approximately 1.25 miles in length. It extends from Broadway (a major north-south street) on the west to The Paseo (a major north-south boulevard) on the east. Two major north-south arteries intersect with Armour Boulevard--Main Street and Gillham Road.

Seventy-six properties have frontage on Armour Boulevard. The multiple resource area is comprised of fifty-nine of these properties and consists primarily of single-family residences and apartment dwellings.

There are fourteen residential structures and one carriage house still remaining on the once exclusively residential boulevard. These residences were constructed during the years 1902-1912 and were designed by such prominent Kansas City architects as: Smith, Rea, and Lovitt; Keene and Simpson; George Carman; Shepard and Farrar; Edward Madorie and Charles A. Smith. Various architectural elements from the Neo Classic and Georgian styles are featured in these residences. Construction materials for these structures consisted of native stone, brick and clapboard. Most of the residential structures are two to two-and-one-half stories in height. There are two exceptions. George Oakley Totten, Jr., designer of legation buildings in Washington, D.C., designed the Jacob Loose residence, 101 E. Armour Boulevard, to be three stories in height.[1] The Alfred Toll Residence, 3502 Warwick, another exception, is four stories in height. Both of these residential structures were designed as mansions and are larger than any of the other residential structures on Armour Boulevard.

The majority of the extant structures along Armour Boulevard are apartments and hotels.[2] These structures were erected during two distinct time periods--1902-1910 and 1911-1930. The apartments constructed during the first period were mostly two and three stories in height and were constructed mainly of brick. The very prominent Kansas City architect, John W. McKecknie, designed a series of apartments during this period which are located on the north and south sides of Armour Boulevard between Wyandotte and Baltimore Streets. Another outstanding apartment building constructed on Armour Boulevard during this early period was the Chalfonte Apartment, 1110 E. Armour Boulevard. The Chalfonte is listed in the National Register of Historic Places and is a fine example of the Classical Revival style of architecture.

Many outstanding apartment/hotel buildings were constructed during the second time period (1911-30). The most common materials used in their construction were brick, terra cotta, and cut stone. A variety of architectural styles including Italianate, Tapestry Brick, Gothic Revival, Sullivanesque, Jacobethan, Neo Classical and the Arts and Craft Movement, were represented in these apartment/hotel buildings. Many outstanding and prominent Kansas City architects such as Nelle E. Peters, Walter Besecke and John Braecklein, to mention only a few, were designers of these buildings.

Survey Methodology

The multiple resource submission of Armour Boulevard is a result of a systematic survey conducted by the Landmarks Commission of Kansas City, Missouri, at the request of interested property owners.

The personnel involved in the survey were Ellen J. Uguccioni, Linda Becker, and Sherry Piland, all architectural historians. Ms. Uguccioni is the Assistant Administrator of the Landmarks Commission of Kansas City. Ms. Becker was hired by the Landmarks Commission to assist in the survey and subsequently to assist in the preparation of the National Register nomination. Ms. Piland is the Chief Researcher of the Landmarks Commission staff.

Several of the properties along the boulevard were previously listed as individual National Register buildings or as part of the Hyde Park Historic District (listed in the National Register of Places 11-21-80). The systematic survey revealed that a majority of the properties located along Armour Boulevard shared a historic significance in demonstrating a pattern of growth in the first three decades of the 20th century. The compiled data showed two distinct phases of development.

During the earlier phase, between c. 1893-1912, distinguished single-family residences were constructed for prominent social and business leaders of early Kansas City. Beginning around 1902 and continuing to 1910, Armour Boulevard was the site of the construction of several "low-rise" apartment buildings. By 1911 these "low-rise" buildings with spacious apartment units were no longer being built, and construction along the Boulevard consisted of "high-rise" apartment buildings containing a greater number of apartment units. The buildings selected for inclusion within the submission were selected for their demonstration of this evolution. Structures that were either constructed at a later date, or that have been significantly altered were omitted from the submission.

The existing resources of Armour Boulevard provide the physical evidence to document architectural solutions to demographic trends (from single-family to "high-rise" apartments), and as well evidence the caliber of personalities involved in maintaining the vitality which the Boulevard has exhibited throughout its long history.

The density, type, and physical characteristics of the buildings located along Armour Boulevard reveal three easily identifiable district concentrations and six individually eligible structures.

District I

District I is composed of fourteen buildings along Armour Boulevard between Broadway and Baltimore Avenue. These buildings illustrate the transitional phases of building activity that occurred during the history of the Boulevard. The majority of

apartments in this district are brick construction and two to three stories in height.

District I includes the following significant structures (numbers refer to location on site plan map):

1. 306 W. Armour Boulevard, Cleveland Arms Apartments, currently Ellison Hotel, 1927; Architect: Nelle E. Peters, 7-story, brick and cut stone, English Gothic.

2. 220-22 Armour Boulevard, Apartments, 1905; Architect: John W. McKecknie, 2-story, brick and cut stone, Arts and Craft Movement.

3. 216-18 W. Armour Boulevard, Apartments, 1905; Architect: John W. McKecknie, 2-story, brick and cut stone, Arts and Craft Movement.

4. 212-14 W. Armour Boulevard, Apartments, 1905; Architect: John W. McKecknie, 2-story, brick and cut stone, Arts and Craft Movement.

5. 200-02 W. Armour Boulevard, Del Monte Apartments, 1920; Architect: Nelle E. Peters, 4-story, brick and cut stone, Tapestry Brick.

6. 116-18 W. Armour Boulevard, Apartment, 1903; Architect: John W. McKecknie, 2-story, Brick, with enamelled brick detailing, Italianate.

7. 112-114 W. Armour Boulevard, Apartment, 1903; Architect: John W. McKecknie, 2-story, brick and enamelled brick detailing, Italianate.

8. 108-10 W. Armour Boulevard, Apartment, 1903; Architect: John W. McKecknie, 2-story, Brick, Italianate.

9. 100-06 W. Armour Boulevard, Collins Flat, 1902; Architect: John W. McKecknie, 3-story, enamelled brick, Italianate.

10. 109-11 W. Armour Boulevard, Apartments, c. 1906; Architect: John W. McKecknie (attrib.); 2-story, Brick, Modified Italianate.

11. 113-15 W. Armour Boulevard, Apartment, c. 1906; Architect: John W. McKecknie 2-story, Brick, Arts and Craft Movement.

12. 117-19 W. Armour Boulevard, Apartment, c. 1906; Architect: John W. McKecknie (attrib.); 2-story, Brick, Arts and Craft Movement.

13. 121-23 W. Armour Boulevard, Apartment, c. 1906; Architect: John W. McKecknie; 2-story, Arts and Craft Movement.

14. 301 W. Armour Boulevard, The Westport, The Chief, and currently Westport Arms Apartment, 1929/1944; Architect: Emil O. Bayerl (1944); Builder: H. Kelley & Sons (1929), 10-story, Modernistic.

District II

District II is composed of fifteen structures, nine of which are either included within a local historic district or listed singly as National Register properties. This district extends along the north side of Armour Boulevard from Warwick Boulevard to Kenwood Avenues and along the south side of Armour Boulevard from Gillham Road to Kenwood Avenue. There are two private residences, one carriage house, eleven apartments, and one church located in this district. These buildings provide a microcosm of the type and variety of building resources that were developed to meet the changing economic, social, and demographic needs of the Boulevard.

District II includes the following significant structures (numbers refer to location on site plan map):

1. 214 E. Armour Boulevard, Bellerive Apartments, 1921-22, Architect: Preston J. Bradshaw; Builder: Cornwell Construction Company, Brick and Terra Cotta, Neo-Baroque; Listed: (individually) in the National Register on February 28, 1980; Listed in the Armour/Gillham Historic Apartment Hotel District (Local District) on May 27, 1982.

2. 218 E. Armour Boulevard, Carriage House of Dr. A. G. Hull Residence, 1908, 2½ story, Brick and Cut Stone; Listed: (Individually) in the National Register on February 28, 1980, as an auxilliary structure to Bellerive Hotel; Listed in the Armour/Gillham Historic Apartment-Hotel District (Local District) on May 27, 1982.

3. 300-02 E. Armour Boulevard, Park Central Hotel, 1929, 8-Story, Brick and Terra Cotta, Renaissance Revival Elements; Listed: in the Armour/Gillham Historic Apartment-Hotel District (Local District) on May 27, 1982.

4. 330-50 E. Armour Boulevard, Clyde Manor Apartment, 1930/1944, Architect: Philip T. Drotts; Builder: Swenson Construction Co., 9-Story, Brick and Terra Cotta, English Perpendicular Elements; Listed: Local District: Armour/Gillham Historic Apartment Hotel District on May 27, 1982.

5. 400 E. Armour Boulevard, Georgian Court, 1917, Architects: Shepard, Farrar & Wiser; Builder: Mosby and Goodrich, 8-Story, Brick, Jacobethan; Listed: Armour/Gillham Historic Apartment-Hotel (Local District) on May 27, 1982.

6. 420 E. Armour Boulevard, Sombart Apartments, 1924, Architect: L. H. Vade; Builder: Collins Brothers, 8-Story, Brick and Cut Stone, Tapestry Brick; Listed: in the Armour/Gillham Apartment-Hotel Historic District (Local District) on May 27, 1982.

7. 500 E. Armour Boulevard, Henry B. Duke Residence, 1910, Architect: Smith, Rea, & Lovitt; Builder: James E. Taylor, 2-Story brick, Georgian.

8. 608 E. Armour Boulevard, Geha Apartments, currently Armour Park Apartments, 1917; Architect: H. I. Goddard; Builder: A. H. Geha, 3-Story, brick and stone, Gothic Revival.

9. 620 E. Armour Boulevard, Trinity United Methodist Church, 1918; Architect: George Fuller Green; Builder: J. R. Van Sant Construction Company, 3-Story, natural stone, English Gothic.

10. 614-21 E. Armour Boulevard, Kenwood Apartments, 1922, 4-Story, brick and cut stone, Tapestry brick.

11. 601-07 E. Armour Boulevard, Windemere Apartments, currently 601-03 E. Armour; Commodore Hotel; and 605-07 E. Armour Cherrywood Apartment/Hotel, 1922-23; Builder: Phillip Minkin, 4-Story, brick and cut stone, Neo-Classical elements.

12. 525 E. Armour Boulevard, Newbern Apartments, 1921-23, 1925 Addition; Architect: E. O. Brostorm, Phillip Drotts; Builder: C. O. Jones, 9-Story, brick and Terra Cotta Sullivanesque. Listed: (individually) in the National Register on September 23, 1980; Listed in the Armour/Gillham Historic Apartment Hotel District (Local District) on November 16, 1978.

13. 501 E. Armour Boulevard, Judge Michael Ross Residence, 1912; Architect: Edgar P. Madorie, 2½-Story, brick and frame, Colonial Revival; Listed: in the Hyde Park Historic District (National Register) on November 21, 1980.

14. 409 E. Armour Boulevard, Windsor Manor Apartment, 1924; Architect: Nelle E. Peters; Builder: C. O. Jones, 4-Story, brick, modified Tapestry brick.

15. 405-07 E. Armour Boulevard, Richilieu Apartments, 1923, 4-Story, brick, Classical elements.

District III

District III consists of the north and south sides of Armour Boulevard, extending from Charlotte Street on the west to The Paseo on the east. This district is composed of twenty-five structures: seven single-family residences, fifteen apartment buildings, one commercial building, one clubhouse building, and one church. Of the fifteen apartment buildings, eleven were constructed after 1920, and the remainder during the first decade of the twentieth century. One of these apartments, the Chalfonte (1110-12 East Armour) is listed singly as a National Register property. While the apartments display a diversity of architectural styles, many are embellished with terra cotta ornament.

District III includes the following significant structures (numbers refer to location on site plan map):

1. 800 E. Armour Boulevard, William Huttig Residence, 1904, 2-story, stone, Neo Classical elements.

2. 816 E. Armour Boulevard, (3448 Campbell), 1905, Samuel E. Sexton Residence, 2-story, buff brick and stone.

3. 900-908 E. Armour Boulevard, Bainbridge Apartments, 1925; Architect: Phillip T. Drotts; Builder: C. O. Jones; 6-story, brick and terra cotta, Italianate elements.

4. 914-918 E. Armour Boulevard, Armour Court Apartments, currently Bainbridge Apartments, 1922; Builder: McCanles-Miller Realty Co., 4-story, brick and stone, Tapestry brick.

5. 1100-1108 E. Armour Boulevard, Armour Apartments, 1905; Architect: John McKecknie (attributed); 4-story, brick and cut stone.

6. 1110-1112 E. Armour, Chalfonte Apartment, 1909; Architect: Matt O'Connell; Builder: Chicago Realty and Construction Co., 5-story, brick and stone, Classical Revival. Listed (individually) in National Register on September 11, 1980; Listed (individually) in the Kansas City Register on November 16, 1978.

7. 1114-1116 E. Armour Boulevard, Juliet Apartments, 1907; Architect: John McKecknie; 4-story, brick and stone.

8. 1206 E. Armour Boulevard, William F. Stine Residence, 1904; 2½-story, brick and cut stone.

9. 1212 E. Armour Boulevard, John W. German Residence, 1904; Architect: George Carman; 3-story, brick and stone.

10. 1220 E. Armour Boulevard, Armour Plaza Apartment, 1925; Architect: Defoe and Besecke; 7-story, brick and stone, Renaissance Revival elements.

11. 1326-1328 E. Armour Boulevard, Alexandria Apartments, 1924; Builder: Victor Building Co., 4-story, brick and stone detailing.

12. 1305-07 E. Armour Boulevard, Sheridan Apartments, 1921; Architect: Nelle E. Peters; Builder: Charles E. Phillips, 3-story, brick and cut stone, Tapestry brick.

13. 1301 E. Armour Boulevard, Linda Vista Apartments, 1925; Architect: Nelle E. Peters, 6-story, brick.

14. 1217 E. Armour Boulevard, George Hucke Residence, 1906; Architect: Charles A. Smith; Builder: Hucke and Sexton, 2½-story, stone and clapboard, Tudor elements.

15. 1215 E. Armour Boulevard, Julius Baer Residence, 1904, 2½-story, brick and frame.

16. (A&B) 1205(A)-07(B) E. Armour Boulevard, Whitehall Apartments, 1919; Architect: J. Braecklein; Builder: Breyfogle Bros., 3-story, brick, Modified Tapestry brick.

17. 1115 E. Armour Boulevard, Marquette Club of Knights of Columbus, 1923; Architect: A. F. Adams; Builder: Edelman and Fleming; 4-story, brick and cut stone, Renaissance Revival.

18. 1105-13 E. Armour Boulevard, Cavalier Apartments, currently The Ritz Apartment, 1928-29; Architect: Walter Besecke; Builder: Jewell Building Co., 8-story, brick and terra cotta.

19. 3500 Troost, Vermillion Building, 1923; Architect: R. E. Peden; Builder: C. E. Ennis, 2-story, brick and terra cotta.

20. 1011-1015 E. Armour Boulevard, Senate Apartments, 1928, 8-story, brick and terra cotta, Neo Classical Revival.

21. 919 E. Armour Boulevard, Wrenmoor Apartment, 1927; Architect: P. T. Drotts; Builder: W. C. Wrenn, 8-story, buff brick and terra cotta, Modified Gothic Revival.

22. 3501 Campbell, (901 E. Armour Boulevard), Central Presbyterian Church, 1919-24; Architect: Shepard and Wiser; Builder: L. Breitag & Son, 3-story, buff brick and stone, Classical Revival.

23. 809-811 E. Armour Boulevard, Hotel Ricardo; 1922, Architect: Nelle E. Peters; Builder: Charles E. Phillips, 4-story, brick and cut stone, Tapestry brick.

24. 801 E. Armour Boulevard, Brownhardt Apartment, 1929; Architect: Alonzo Gentry, 10-story, brick and terra cotta, Modernistic style.

The six individually eligible structures are as follows, and are each discussed in separate enclosures to the nomination (letters refer to location on the site plan map):

A. 3 East Armour Boulevard
Henry T. Fowler residence, 1902

B. 101 East Armour Boulevard
Jacob Loose residence, 1910-11
architect: George Oakley Totten (Washington, D.C.)

C. 3502 Warwick
Alfred Toll residence, 1906-07
architect: William B. Fall

D. 633 East Armour Boulevard
George J. Myers residence, 1903
architect: Shepard & Farrar
Listed: in the Hyde Park Historic District (National Register) on November 21, 1980

E. 710 East Armour
Levi McIntire residence, 1911
architect: Keene & Simpson

F. 3500 Charlotte (721 East Armour)
William D. Repp residence, 1904-05
architect: Shepard and Farrar
Listed: in the Hyde Park Historic District (National Register) on November 21, 1980

Acreage

Individual sites, A through F, less than one acre each

District I - approximately 2 acres

District II - approximately 4 acres

District III - approximately 6½ acres

CONDITION/PRESENT STATUS

The Armour Boulevard as a whole is in good condition. There is a moderate to high rate of occupancy in the apartment buildings. Many of the residences that were converted into multi-family dwellings and commercial use in the 1930's and 1940's are now being re-converted into single-family residences.[3] Within the last two years the city has made curb and sidewalk repairs in some areas along Armour Boulevard.

FOOTNOTES

1. "Armour Boulevard's Mansions Are Shades of Past Brilliance", Kansas City Star, 10 November 1929, sec. D, p. 1.

2. "Ground Value Gains Repay Cost of Mansions on Armour", Kansas City Star, 6 April 1930, sec. D, p. 1.

3. "The Passing of Armour Boulevard's Social Glory", Kansas City Star, 9 August 1931, sec. C, p. 1.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	x community planning	___ landscape architecture	x religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	x architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
x 1900–	___ communications	___ industry	___ politics/government	x other (specify) prominent owners
		___ invention		

Specific dates 1902–1944 **Builder/Architect** (see survey forms)

Statement of Significance (in one paragraph)

Armour Boulevard, a major artery in the network of Kansas City streets, is significant in that it participated throughout its history in the rapidly changing urban environment, to survive dramatically altered with as distinguished a character as it possessed in the days of its early development. Armour Boulevard successfully accomplished the transition from an exclusive, private residential neighborhood to a thoroughfare lined with impressive fashionable apartment buildings that served to provide needed housing for the increasing population during a period in which the City was undergoing rapid growth. Today it continues to serve the housing needs of the Midtown area.

HISTORY

The Boulevard began in the 1890's as Commonwealth Avenue, platted in the subdivision of the Hyde Park Addition. Later the stretch of unpaved ground from Main Street to Warwick, still outside of the then established City limits, was given the name of 35th Street.[1] (Armour Boulevard now extends from Broadway on the west to The Paseo on the east.) In 1893, when Kansas City initially planned its Boulevard system, the name was again changed to South Boulevard.[2]

The Boulevard received its present name shortly after the turn of the century in recognition of the accomplishments and contributions of the Armour family, who had been pioneers in the City's industrial and financial life. Phillip D. Armour, who died in 1901, founded the "House of Armour" and became the leader of a major power in the meat packing industry. His brother, Simeon B. Armour, was a member of the first Park Board, which was appointed in 1892, and served with the distinguished landscape architect George B. Kessler. It was during his tenure that the Boulevard System was initially developed.

This system provided for wide Boulevards of 100-foot width, to be planted with trees. (During the 1890's Armour Boulevard was planted with three rows of elms on either side.) The concept was to make the Boulevards the center of a desirable residential district, which would in turn influence the districts which adjoined the Boulevards on either side.[3]

When Kirkland B. Armour (also of the Armour meat packing house) had a mansion constructed at the Northeast corner of Armour and Warwick in 1893, there began an influx of the influential and prosperous to this area of the City. Previously, exclusive residential areas had been located in the "Quality Hill" and Northeast areas of the City.

While the residential Hyde Park area of the City was developing in a location south of Armour Boulevard, there began a great rush of activity to build near the distinguished home of Kirkland Armour, which had been designed by the nationally known firm of Van Brunt and Howe in a French Chateauesque style. (The house was demolished around 1930.) The move towards the south of the City was being accomplished at a feverish pace with houses being "built to endure at least a century, for it didn't seem probable then that Kansas City could spread very much farther south."[4] Personalities who helped build the City lived in these fashionable homes and included Jacob Loose, Dr. D'Estaing Dickerson, Thomas Mastin, Lewis J. Deardorff, Dr. Jefferson David Griffith (pioneer phusician and surgeon), Alfred Toll (lumberman), Arthur E. Stilwell (railroad magnate), and Hans Dierks (lumberman). Fourteen of the single-family dwellings that were constructed on the Boulevard are extant.

While other boulevards began to develop concurrently, Armour Boulevard retained its composition of single-family residences for a much longer period of time. This was largely a result of initial strict land use restrictions that severely limited the building of anything other than single-family dwellings.[5]

With the turn of the century and the arrival of rapid transportation systems, the character of Armour Boulevard began to change. Further, the restrictions placed on land usage had expired. Residential areas which carried the promise of greater space and that had become accessible because of the motor vehicle, began to develop much farther south.[6] More and more vehicular traffic caused the boulevard to become a busy traffic artery and replaced the charm and relative quiet of the horse-drawn buggy.

The first decade of the Twentieth Century saw the germination of apartment development on Armour Boulevard. The majority of these structures were generally of a low rise, two-family type. The five-story Chicago Apartments, which were later known as the Chalfonte Apartments, constructed in 1909 (District III, #6) were a significant precursor of the major apartment developments that were soon to follow.

The years between 1913 and 1916 were inactive for new construction but in 1917, with the construction of the 8-story Georgian Court Apartment Hotel (District I, #5), the "high rise" building boom had begun. The Georgian Court was designed as a deluxe apartment hotel and set a standard for the others that were to follow. It had no rivals until the post-war period.[7]

The City was undergoing a period of rapid growth which necessitated the building of apartments to accommodate the additional families. From 1910 through 1930, the City had added over 150,000 persons to its population. The construction of single-family dwellings and apartments containing a larger number of units dramatically increased.[8]

With the precedent set by the success of the Georgian Court Apartment Hotel, and the adaptability of the wide thoroughfare to the requisites of multi-family housing, major hotel developers and investors directed their attention and expertise to the Boulevard. Harry Sophian, Guy McCanles, Elmer Williams, Charles Phillips, and C. O. Jones were among those of major importance in the massive, concentrated development of the Boulevard in the ten-year period between 1920 and 1930.

These developers hired distinguished architects to design their buildings. Great attention was paid to the living requirements of the future tenants. The architects' design resourcefulness was demonstrated by the provision of vast amounts of living space, servants accommodations, and comfortable public areas. Balconies and porches were a common feature, and furnished relief from the Kansas City summers.

Studio-size apartments were developed to accommodate the single person and small family. Interiors were spacious and well appointed. The apartments along Armour Boulevard were especially designed to create the most gracious of living spaces. An exemplary example of the refinement of exterior design and lavish interior space is the Bellerive Hotel (District II, #1).

The building boom lasted until 1929-30, when financial collapse and limited growth potential forced construction to a standstill. The construction of two high-rise apartment buildings that had been begun on the Boulevard in 1930 was halted and not again resumed until 1944 (District I, #14 and District II, #4).

Today Armour Boulevard continues to serve the housing needs of the Midtown area. Few commercial buildings have intruded upon the Boulevards primary single- and multi-family dwelling character. Armour Boulevard has been a major participant in the renovation and revitalization of the Midtown area, and remains a fashionable street on which to live.

District I

The district composed of the buildings along Armour Boulevard between Broadway and Baltimore, illustrate the transitional phases of building activity that occurred during the history of the Boulevard, from low-rise, medium density apartments, to high-rise, high density apartments. The trend resulted from the need to provide more, and consequently smaller units, within a larger building, to accommodate the growing population. The district contains a sizable number of buildings designed by John W. McKecknie, an innovative and highly successful Kansas City architect.

McKecknie was considered to be a pioneer in the use of reinforced concrete construction, and was well known for both his commercial and residential designs. McKecknie's early years coincided with a period of rapid growth,as between the years 1900 and 1910 the population of the City expanded by fifty-four percent.

McKecknie is considered to be highly influential in developing and proliferating the colonnaded apartment, a building form that has been especially associated with Kansas City's vernacular architecture. The apartments along West Armour Boulevard display many distinctive features that have come to be associated with John W. McKecknie, including his use of Italianate details, and linear motifs derived from an Arts and Craft tradition.

Three of the apartments in this District belong to the second phase of construction activity. Nelle E. Peters, Kansas City's foremost woman architect, designed two of them at 200-02 W. Armour, the Del Monte Apartments; and 306 West Armour, the Ellison Apartments. The Ellison Apartment Hotel is architecturally distinctive, and features English Gothic stylistic elements, along with elaborate terra cotta detail. Begun in 1926 for the Phillips Building Company, the hotel originated as a single unit. The second identical unit was constructed some months later. The hotel featured such modern conveniences as automatic elevators and mechanical refrigeration, and introduced the studio apartment, an innovation on the Boulevard. The Del Monte Apartments, constructed in 1920, were built for developer Charles Phillips. Their design, scale and brick construction helped to create a homogenous streetscape along this block of Armour.

District II

District II extends along the north side of Armour Boulevard from Warwick Boulevard to Kenwood Avenue and along the south side of Armour Boulevard from Gillham Road to Kenwood Avenue. The district provides a microcosm of the type and variety of building resources that were developed to meet the changing economic, social, and demographic needs of Armour Boulevard.

There are two private residences, one carriage house, eleven apartments, and one church, located in this section of Armour Boulevard. The residences located at 500 and 501 E. Armour evidence the type of well-constructed, architect-designed homes built for the prominent residents of the Boulevard, which in many instances were replaced by apartment construction. The residence at 500 E. Armour Boulevard was constructed in 1910 for Henry Duke, who was president of the Safety Savings and Loan Association. Featuring cut stone trim and art and double-strength glass, the house was built at a cost of $20,000. The architectural firm of Smith, Rea & Lovitt was a well known, distinguished Kansas City firm. The residence at 501 E. Armour, constructed in 1912, was the home of Judge Michael Ross. Edgar Madorie designed this substantial home in a Georgian Revival style.

In 1917, with the construction of the Georgian Court Apartment at 400 E. Armour, a concentrated period of building activity began. The decade of the 1920's saw the construction of elegant apartment-hotels, along with more modest apartments.

The Trinity United Methodist Church constructed in 1918 is one of two ecclesiastical structures on the Boulevard. The church was built in a response to the growing numbers of parishioners who located on the Boulevard, and in the immediate vicinity. As the construction of the Church provided for a human services need, other "people related" facilities took root on the Boulevard. The Clyde Manor Apartment-Hotel was one of the first in the City to provide retail space on the first story.

Because of the contemporaneous construction of many of the buildings, there seems to have been a conscious attempt to systematically design buildings that were compatible with each other. A good example of this is the construction of the Newbern Apartments (525 E. Armour) in 1921-22, and the Windemere Apartments (601-07 E. Armour) in 1922. Both occupy a corner site and each incorporated a curved facade, mirroring each other on the Cherry Street frontage, which created an almost "gateway" effect.

Many of the apartments employ elaborate terra cotta ornament and express a "contemporary" treatment of historic styles of architecture.

District III

District III, on both sides of Armour Boulevard, extends from Charlotte Street on the west to The Paseo Boulevard on the east.

The genesis of the types of apartment construction evidenced elsewhere along Armour Boulevard is demonstrated in this District as well. A comparison between the Chalfonte Apartment at 1110-1112 East Armour, constructed in 1925, is useful in demonstrating that trend. The Chalfonte, a National Register property, is characteristic of the relatively low-rise, architecturally distinctive, apartment building. Apartments in the Chalfonte are elegant with spacious interiors and lavish appointments. The Bainbridge contains a larger number of smaller units, and is six stories in height. The apartments in this District exhibit a diversity of architectural styles, and many of them are embellished with terra cotta ornament.

The majority of single-family residences were constructed between 1904 and 1906, and again, like others on the Boulevard, are well-designed, substantial structures. The residences like the apartments, display various architectural styles, and were oppulantly appointed, in many cases with stained or leaded glass and rich woods for the interior finishes. The residences were home to many of Kansas City's wealthy and prominent citizens, among them George Hucke and Samuel Sexton, principals of the firm of Hucke and Sexton, a leading construction firm in Kansas City; John German, a real estate investor; and William Stine, a member of a leading Kansas City funeral establishment.

The district evidences the growing number of residents on the Boulevard, and the corresponding need to provide them with services. The Senate Apartments at 1011-1015 E. Armour

contained retail outlets on the first story for that purpose. The Central Presbyterian Church at 901 E. Armour (3501 Campbell) was constructed between 1919 and 1924 to serve the growing congregation.

The Vermillion Building, constructed in 1923, was designed as a commercial structure but is remarkably harmonious with the surrounding structures. The building's construction of red brick, with stone stringcourses, and terra cotta accents perfectly integrates the building into the surrounding environment. The Marquette Club of the Knights of Columbus at 1115 E. Armour Blvd., incorporated living spaces with club facilities. The building, substantial in its brick and stone construction, also derives from and compliments the adjacent buildings. The existence of this building also testifies to the increasing social activities on the Boulevard.

Significance: Architecture

The buildings on Armour Boulevard serve as a microcosm of urban development. Some residential structures remain, recalling the early prominence of the Boulevard as a fashionable address. The apartment buildings, which have replaced most of the residences, are of two distinct types. The earlier apartments, from 1902-10, are low-rise (2-3 stories) structures with spacious interiors. Between 1911-1930, high-rise apartments were constructed, containing a larger number of units. Thus, the buildings on Armour Boulevard document an urban evolution from single-family homes to high-rise, high density apartment living.

A wide diversity of architectural styles are reflected in the buildings on Armour Boulevard, including Italianate, Moderne, English Gothic, and Renaissance Revival.

Prominent Kansas City architects designed many of the buildings on Armour Boulevard including John McKecknie, Nelle Peters, Clarles A. Smith, Alonzo Gentry, and Shepard and Farrar. Also represented is the St. Louis architect, Preston J. Bradshaw; and George Oakley Totten, a prominent architect from Washington, D. C., who had designed many embassy buildings.

Significance: Community Planning

Kansas City planned its boulevard system in 1893 around the concept that the boulevards would become the centers of desirable residential districts, which in turn would influence the adjoining neighborhoods. Armour Boulevard was designed with a width of 100 feet and was planted with three rows of elms on either side.

Armour Boulevard did become a desirable residential district as anticipated and remained so until other fashionable residential areas began to develop in south Kansas City. The increasing population of the city accelerated the construction of apartment buildings.

Significance: Religion

Two churches are located on Armour Boulevard, built to accommodate the population which resulted from an increased residential density. The churches provided for the religious and social needs of the surrounding neighborhood. Trinity United Methodist Church was constructed in 1918; the Central Presbyterian Church was constructed between 1919-24.

In 1923 the Marquette Club of the Knights of Columbus erected a building on Armour Boulevard to provide for the social needs of the organization.

Significance: Prominent Owners

Armour Boulevard was named in recognition of a prominent Kansas City family. Phillip D. Armour was the founder of the Armour Packing Company. His brother, Simeon, was a member of the first park board which developed the boulevard system. In 1893 Kirkland B. Armour had a mansion constructed on Armour Boulevard which set the tone for the exclusive neighborhood. The mansion was razed around 1927, and was one of several large residences that were replaced by apartment buildings.

Many other noteworthy Kansas Citians chose to make Armour Boulevard their place of residence including Henry Duke, President of the Safety Savings and Loan Association; George Hucke of the prominent construction firm, Hucke and Sexton; William Huttig, President of the Western Sash and Door Company; and William F. Stine, a prominent undertaker.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in "Missouri's State Historic Preservation Plan". The Armour Boulevard Multiple Resource Submission, therefore, is being nominated to the National Register of Historic Places as an example of the themes of "Architecture", "Urban Design", and "Society".

FOOTNOTES

1. Henry Van Brunt, "Armour Boulevard Grows Up But Keeps Up in Smartness", Kansas City Star, 8 November 1953, p. 1.

2. "The Passing of Armour Boulevard's Social Glory", Kansas City Star, 9 August 1931, sec. C, p. 1.

3. A. Theodore Brown and Lyle W. Dorsett, K. C. A History of Kansas City, Missouri, (Boulder: Pruett Publishing Co., 1978), p. 164.

4. Kansas City Star, 9 August 1931, p. 1.

5. "Armour Boulevard's Mansions Are Shades of Past Brilliance", Kansas City Star, 10 November 1929, sec. D, p. 1.

6. Kansas City Star, 8 November 1953, p. 1.

7. "About Real Estate", Kansas City Star, 16 November 1930, sec. D, p. 1.

8. George Ehrlich, Kansas City, Missouri--An Architectural History 1826-1976 (Kansas City: Lowell Press, 1979), pp. 66-67.

9. Major Bibliographical References

1. "About Real Estate". Kansas City Star, 16 November 1930, sec. D, p. 1.
2. "Armour Boulevard's Mansions Are Shades of Past Brilliance". Kansas City Star, 10 November 1929, sec. D, p. 1.

10. Geographical Data

Acreage of nominated property approx. 75 acres

Quadrangle name Kansas City, Mo. Resource area = approx 75 acres **Quadrangle scale** 1:24,000

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
G	15	362440	4324990	H	15	364465	4324880
I	15	364420	4324640	J	15	362430	4324760
E				F			
G				H			

Verbal boundary description and justification

See individual data sheets, and attached continuation sheets.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Ellen J. Uguccioni; Sherry Piland; Architectural Historians

organization Landmarks Commission **date** March 4, 1983

street & number 414 East 12th Street **telephone** 816-274-2555

city or town Kansas City **state** Missouri 64106

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [signature]

title Director, Department of Natural Resources and State Historic Preservation Officer **date** 3-18-83

For NPS use only

I hereby certify that this property is included in the National Register

Beth Grosvenor **date** 7/28/83

Keeper of the National Register

Attest: See continuation sheet for listings **date**

Chief of Registration

3. Brown, A. Theodore and Dorsett, Lyle W. K.C. A History of Kansas City Missouri. Boulder: Pruett Publishing Company, 1978.

4. Ehrlich, George. Kansas City, Missouri--An Architectural History 1826-1976. Kansas City: Lowell Press, 1979.

5. "Ground Value Gains Repay Cost of Mansions on Armour." Kansas City Star, 6 April 1930, sec. D, p. 1.

6. "The Passing of Armour Boulevard's Social Glory:, Kansas City Star, 9 August 1931, sec. C, p. 1.

7. Van Brunt, Henry. "Armour Boulevard Grows Up But Keeps Up in Smartness", Kansas City Star, 8 November 1953, p. 1.

NPS Form 10-900-a
(3-82)

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet | Item number | Page 1

Multiple Resource Area
Thematic Group

dnr-11

Name Armour Boulevard Multiple Resource Area
State Missouri

Nomination/Type of Review			Date/Signature
1. District I	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
2. District II	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
3. District III	Substantive Review	Keeper	Beth Grosvenor 7/28/83
		Attest	
4. Fowler, Henry T., House	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
5. Loose, Jacob, House	Substantive Review	Keeper	Beth Grosvenor 7/28/83
		Attest	
6. Toll, Alfred, House	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
7. Myers, George J., House	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
8. McIntire, Levi, House	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
9. Repp, William D., House	Entered in the National Register	for Keeper	7/28/83 Deborah Byers
		Attest	
10.		Keeper	
		Attest	